



Chartered Surveyors &
Commercial Property Consultants

OFFICE / WAREHOUSE

FOR SALE

**7 LANGLEY BUSINESS COURT, WORLDS END,
BEEDON, NEWBURY, WEST BERKSHIRE, RG20 8RY**

1,916 SQ FT (178 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Langley Business Court which is an estate of 12 similar units.

From the M4 Junction 13 proceed north to Chieveley. Turn right prior to Chieveley signposted Worlds End, follow the road and the property will be found on the left hand side.

DESCRIPTION

The property comprises a two-storey brick-built building with pitched profile metal clad roof.

Internally, the ground floor has been split to provide a staff breakout area, meeting room, boiler room, WC and understairs cupboard with stairs leading to the first floor.

The property is accessed by a single pedestrian door into a lobby and also via double doors into the staff breakout area. Further facilities include air conditioning, oil fired central heating, perimeter trunking and carpets to the floors. The double doors to the staff breakout area include a roller shutter.

The first floor comprises fully open plan space and again includes perimeter trunking, suspended ceiling with inset LED lighting, carpets to the floors, kitchenette, air conditioning and separate WC.

The property includes seven parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	178	1,916

RATING ASSESSMENT

Rateable Value £24,500

Rates Payable £12,225.50 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1,000 per year inc VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of tba with a score of tba.

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

PROPOSAL

The property is available to purchase freehold.

Offers are sought in excess of £250,000 (Two Hundred & Fifty Thousand Pounds).

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

November 2023



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.